



**21 Silverado Skies Way SW
Calgary, Alberta**

MLS # A2299288



\$925,000

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,604 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Wired for Sound		

Inclusions: Projector and Projection Screen, In Ceiling Speakers, Wall Mounted Speakers

Welcome to 21 Silverado Skies Way and this former Show Home featuring 4 bedrooms, 4 bathrooms, and over 3700sf of developed living space, loaded with upgrades. This stunning home truly checks all the boxes with Pride of ownership evident throughout. Pristine hardwood floors throughout the main level including in the private office with Built-In desk and cabinets. Main Floor Laundry room with laundry sink and plenty of room for drying and folding all your wares. A must for the busy family is the Mud Room off the double attached garage with Built-In Lockers to maintain the chaos. Convenient Walk-Thru Pantry leads to the Dream Kitchen with massive island, gas range, wall oven, loads of quartz counter space and plenty of cabinets. The showstopper is the floor to ceiling brick fireplace wall in the living room. This open concept floorplan is perfect for entertaining and hosting family gatherings. Off the large dining room is the West backing yard with two tiered deck, already with wiring in place for your Hot Tub. Access Silverado's vast pathway networks out your back gate. Upstairs, you'll find 3 generously sized bedrooms and an incredible bonus room with feature brick wall and view of the park and playground directly across the street. The primary bedroom features a spa-inspired 5-piece ensuite with dual sinks, soaker tub, standup shower, and a spacious walk-in closet with more built-ins. A full bathroom completes the upper floor. The fully developed basement has an Awesome Theatre Room complete with Projector and Projection Screen, along with built in cabinetry and electric fireplace, along with a large games area. Currently the 4th bedroom is used as a gym/yoga room. Dual Furnaces each with an Air Conditioner, and newer 75 Gallon water heater. The large half bathroom can be reconfigured to allow the addition of a shower. The roof

was replaced in 2021. Simply move in and enjoy this exceptional home offering space, functionality, and luxury in a prime location – minutes walk to 2 schools including the brand-new K-12 Francophone School.